168.0	0004	0001.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,047,400	/	1,047,400
USE VALUE:	1,047,400	/	1,047,400
ASSESSED:	1,047,400	/	1,047,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
45		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LYONS DEREK W & AMY E
Owner 2:	
Owner 3:	
Street 1:	45 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COPITHORNE PROPERTIES LLC -
Owner 2:	-
Street 1:	1191 MASS AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1951, having primarily Vinyl Exterior and 2213 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	627,400		420,000	1,047,400
Total Card	0.138	627,400		420,000	1,047,400
Total Parcel	0.138	627,400		420,000	1,047,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.29 | /Parcel: 473.29

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 111202

GIS Ref

GIS Ref

Insp Date 07/27/18

!12991!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 168.0-0004-0001.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	627,400	0	6,000.	420,000	1,047,400		Year end	12/23/2021
2021	101	FV	609,800	0	6,000.	420,000	1,029,800		Year End Roll	12/10/2020
2020	101	FV	609,900	0	6,000.	420,000	1,029,900	1,029,900	Year End Roll	12/18/2019
2019	101	FV	461,300	0	6,000.	420,000	881,300	881,300	Year End Roll	1/3/2019
2018	101	FV	461,300	0	6,000.	354,000	815,300	815,300	Year End Roll	12/20/2017
2017	101	FV	461,300	0	6,000.	324,000	785,300	785,300	Year End Roll	1/3/2017
2016	101	FV	461,300	0	6,000.	276,000	737,300	737,300	Year End	1/4/2016
2015	101	FV	443,600	0	6,000.	240,000	683,600	683,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	15:56:32

LAST REV

Date	Time
10/15/18	11:09:15

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12991

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COPITHORNE PROP	59076-395		5/11/2012		725,000	No	No		
FITZGERALD JOHN	57081-297		6/30/2011	Change>Sale	350,000	No	No		
	7845-110		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	111202
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/20/2011	717	Addition	198,000					2ND FLR ADDITION
7/14/2011	699	Inter-De	2,200					
4/4/2005	334	Re-Roof	7,625					
1/26/1993	22	Manual	8,967					SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2018	MEAS&NOTICE	HS	Hanne S
8/12/2012	MLS	EMK	Ellen K
4/9/2012	Info Fm Prmt	BR	B Rossignol
2/13/2009	Meas/Inspect	336	PATRIOT
11/6/2008	Measured	163	PATRIOT
12/7/1999	Meas/Inspect	264	PATRIOT
7/16/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	5 - Lino/Vinyl	40	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Very Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.12446904
Const Adj.:	0.96835852
Adj $ / SQ:	141.556
Other Features:	131177
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	657642
Depreciation:	30252
Depreciated Total:	627390

COMMENTS

OF=SINK IN BMT. nc=needs interior inspection.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	

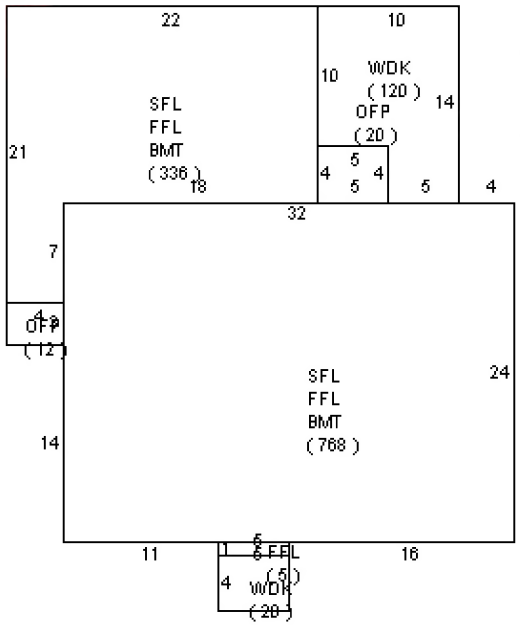
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

SKETCH



Sum Area By Label :
SFL = 1104
FFL = 1109
BMT = 1104
OFP = 32
WDK = 140

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	188.27
Special Features:	0	Val/Su Net:	179.82
Final Total:	627400	Val/Su SzAd	283.51

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,109	141.560	156,985
BMT	Basement	1,104	42.470	46,883
SFL	Second Floor	1,104	141.560	156,277
WDK	Deck	140	12.730	1,782
OFP	Open Porch	32	42.610	1,363

Net Sketched Area:	3,489			Total:	363,290
Size Ad	2213	Gross Area	3489	FinArea	2213

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

168.0-0004-0001.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2017	0.00	T	1.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc